

# HUNTERS<sup>®</sup>

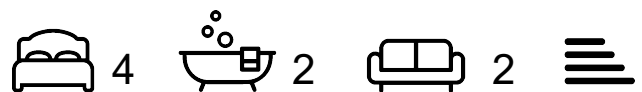
HERE TO GET *you* THERE



## Woodfield Road

Solihull, B91 2DN

Offers In Excess Of £650,000



Council Tax:



# 34 Woodfield Road

Solihull, B91 2DN

Offers In Excess Of £650,000



## Location

Woodfield Road is a highly regarded residential address situated within one of Solihull's most sought-after locations, offering an excellent balance of convenience, schooling, and commuter links.

The property is ideally positioned within close proximity of Solihull Town Centre, which offers an outstanding range of amenities including Touchwood Shopping Centre, John Lewis, Waitrose, restaurants, cafés, bars, and leisure facilities. Solihull is renowned for its excellent quality of life, attractive parks, and vibrant town centre atmosphere.

Families are particularly drawn to the area due to its proximity to several highly regarded schools. Greswold Primary School is located just a short walk away, while a number of well-regarded secondary schools are easily accessible, including Lode Heath School, Tudor Grange Academy, Alderbrook School, and St Peter's Catholic School. This makes the location especially appealing to families looking to benefit from Solihull's excellent educational provision.

For commuters, the property enjoys excellent transport connections. Solihull Railway Station is within easy reach, providing direct services to Birmingham City Centre, London Marylebone, and Warwickshire destinations. Regular bus services operate along nearby Lode Lane and surrounding routes, offering convenient access to Solihull Town Centre, Birmingham City Centre, Birmingham International Airport, and the NEC.

The property is also ideally positioned for access to the A41, M42, M40, and wider Midlands motorway network. Birmingham International Airport, Birmingham International Railway Station, Resorts

World, and the NEC are all within a short drive.

For those who enjoy outdoor pursuits, Brueton Park, Malvern Park, and Elmdon Park are all nearby, offering beautiful green spaces, walking routes, children's play areas, and recreational facilities.

Combining outstanding local amenities, excellent schools, superb transport links, and a highly desirable residential setting, Woodfield Road represents an exceptional location for families and professional buyers alike.

## Dining Room

14'11 x 11'11 (4.55m x 3.63m)

## Lounge

16'2 x 11'11 (4.93m x 3.63m)

## Kitchen / Breakfast Room

12'1 x 15'7 (3.68m x 4.75m )

## Bedroom One

16'2 x 11'11 (4.93m x 3.63m)

## Bedroom Two

14'5 x 11'11 (4.39m x 3.63m)

## Bedroom Three

12'1 x 8'8 (3.68m x 2.64m )

## Bedroom Four

7'2 x 9'3 (2.18m x 2.82m )

## Garage

18'5 x 11'8 (5.61m x 3.56m )

## Tenure

The Agent understands that the property is Freehold.

However, we have not checked the legal title to the property. We advise all interested parties to obtain verification on the tenure via their solicitor or surveyor prior to committing to purchase the property.

### Council Tax Band

The Agent understands from the vendor that the property is located within the Solihull Metropolitan Borough of Solihull and is Tax Band.....

### Services

Hunters understands from the vendor that mains drainage, gas, electricity, and water are connected to the property, however, we have not obtained verification of this information. Any interested parties should obtain verification on this information via their solicitor or surveyor prior to committing to the purchase of the property.

### Referral Fees

Hunters would like to make our clients aware that in addition to the fee we receive from our vendor, Hunters may also receive a commission payment (referral fee) from other service providers for recommending their services to sellers or buyers.

### General

These particulars are intended to give a fair and

reliable description of the property, however, no responsibility for any inaccuracy or error can be accepted by Hunters, nor do they constitute an offer or contract. Please note that we have not tested any services or appliances referred to in these particulars (including gas/electric central heating) and the purchasers are advised to satisfy themselves as to the working order and condition prior to purchasing the property. If a property is unoccupied at any time, there may be reconnection charges for any switched off or disconnected or drained appliances. All measurements in our particulars are approximate.

### AML Checks

Important note, please be aware by law we must carry out ID and AML checks and review buyers' financial circumstances before a property can be marked sold subject to contract. This due diligence is required by trading standards. Checks start once a provisional offer is agreed. The cost is £48 incl. VAT per property, payable in advance via our onboarding system.



## Road Map



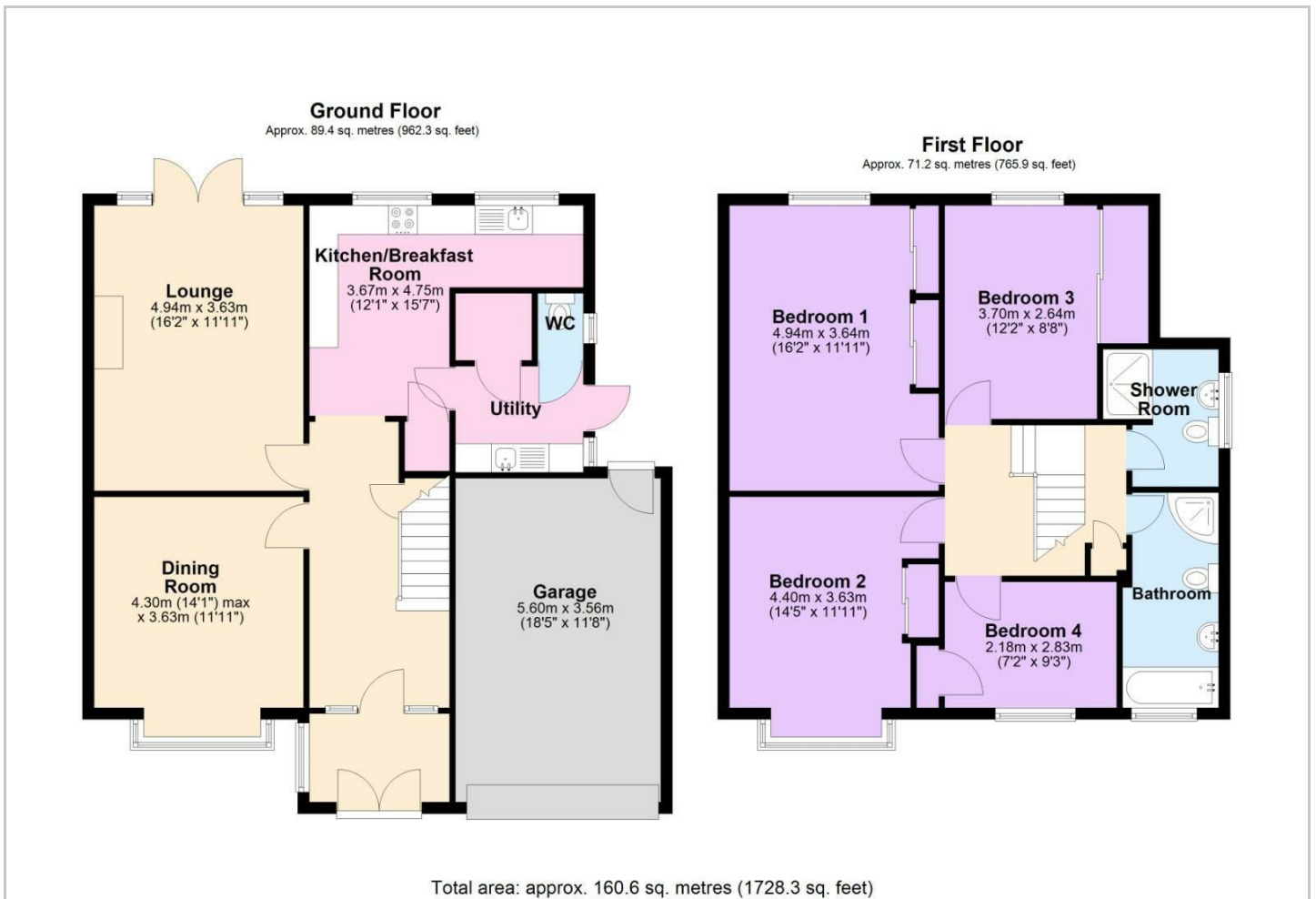
## Hybrid Map



## Terrain Map



## Floor Plan



## Viewing

Please contact our Hunters Solihull Office on 0121 709 0111 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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